Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tulasi Chamlagai Man Chamlagai 4909 Luker Lane Antioch, TN 37013	U. S. Bank, N.A. 3180 Rider Trail South Earth City, MO 63045	162020A02400CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$141,900.00**

Affiant

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 12th day of February, 2013.

Notary Public

My Commission Expires: 12-03-13
(Affix Seal)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Marquis Homes, LLC, a Tennessee Limited Liability Company ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Tulasi Chamlagai and Man Chamlagai, husband and wife ("Grantee")**, and Grantee's successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 24, FINAL PLAT, SECTION TWO, SPENCER HILL, CLUSTER LOT SUBDIVISION, as shown on plat of record in Instrument No. 20071115-0134114, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Marquis Homes, LLC, a Tennessee limited liability company by Warranty Deed from Spencer Hills Homes, LLC, a Tennessee limited liability company, recorded on the 2nd day of October, 2012 in Instrument No. 20121002-0089846, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **4909 Luker Lane, Antioch, TN 37013**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

BILL GARRETT, Davidson County
Trans:T20130012117 DEEDWARRSP
Recvd: 02/12/13 15:46 3 pgs
Fees:18.00 Taxes:525.03
20130212-0014460

WHEN RECORDED RETURN TO:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

IN WITNESS WHEREOF, Grantor has executed this instrument on this **12th** day of **February, 2013.**

Marquis Homes, LLC.

By: _____
Mack H. McClung, Its Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **Mack H. McClung** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Chief Manager** of **Marquis Homes, LLC.**, the within named bargainor, a Tennessee limited liability company, and that such **Mack H. McClung**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the limited liability company as **Chief Manager.**

Witness my hand and Seal at office on the **12th** day of **February, 2013.**

_____
Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT B
Permitted Exceptions

1. Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, SECTION TWO, SPENCER HILL, CLUSTER LOT SUBDIVISION, as recorded in Instrument No. 20071115-0134114, Plat Book 3700, Page 59 and Plat Book 3700, Page 135, said Register's Office for Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20070530-0064097 and 20101213-0099002, said Register's Office for Davidson County, Tennessee , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Easement for Drainage, recorded in Book 4135, Page 444, said Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20060821-0102706, said Register's Office for Davidson County, Tennessee.

7. Conveyance to Metropolitan Government recorded in Book 4198, Page 824, said Register's Office for Davidson County, Tennessee.